

Historic Preservation Commission Meeting

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

September 02, 2026

I. CALL TO ORDER

Chairman DePauw called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Joseph DePauw

Vice Chair Carletha Frazier

Commissioner Jim Hess

Commissioner Tim Probst

Commissioner Debbie Wunder

Commissioner Lisa Sulka

ABSENT

Commissioner Michael Sutcliffe

III. ADOPTION OF MINUTES

1. August 5, 2026 Minutes

Commissioner Sulka made a motion to approve the minutes as written.

Seconded by Vice Chair Frazier.

Voting Yea: Chairman DePauw, Vice Chair Frazier, Commissioner Hess, Commissioner Probst,
Commissioner Wunder, Commissioner Sulka

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

- 1. Certificate of Appropriateness (36 Bruin Road):** A request by James Atkins of Court Atkins Group (Applicant) on behalf of ABPAL LLC (Owner) for an amended Certificate of Appropriateness-HD to add an elevator shaft within a chimney structure and make related alterations for a commercial building under construction of approximately 3,130 SF at 36 Bruin Road in Old Town Bluffton Historic District within the Neighborhood General - HD zoning district. (COFA-05-25-019766) (Staff – Charlotte Moore)

Staff presented. The applicant was present. There were questions regarding the area beneath the stairs following the relocation of the service yard. The Commission questioned why the elevator was not proposed in the initial submittal. Discussion also included the proposed materials, dimensions of the faux chimney, and the architectural elements shown on the plans.

Commissioner Probst made a motion to approve the application with the following conditions:

1. Increase the recess in the chimney structure from 1.5-inches to 2-inches.
2. Reduce the width of the 10-inch stucco trim to match the 6-inch trim surrounding the chimney recess.

Seconded by Commissioner Hess.

Voting Yea: Chairman DePauw, Vice Chair Frazier, Commissioner Hess, Commissioner Probst, Commissioner Sulka

Voting Nay: Commissioner Wunder

The motion passed, 5-1.

VII. DISCUSSION

1. Historic District Monthly Update. (Staff)

Staff reviewed the monthly report. The Commissioners had no questions.

VIII. ADJOURNMENT

Commissioner Hess made a motion to adjourn.

Seconded by Commissioner Probst.

Voting Yea: Chairman DePauw, Vice Chair Frazier, Commissioner Hess, Commissioner Probst, Commissioner Wunder, Commissioner Sulka

All were in favor and the motion passed. The meeting adjourned at 6:24 pm.